

Proposal No. 14

Delete Public Health & Industrial Use Principles

Location	Proposal
	Amend the 2030 Lincoln/ Lancaster County Comprehensive Plan to 1) Delete principles and references to Hazardous Materials and Pipelines on page 40
Recommendation: Retain the existing language	

Description

Peter Katt representing the Lincoln Independent Business Association has requested that all the Health Department items regarding pipelines and hazardous materials on page 40 be eliminated.

Comprehensive Plan Implications

The 2030 Comprehensive Plan states on page 40:

“The Economy chapter of the Plan provides guidance on the location needs of various businesses. In addition to principles relating to the needs of businesses, there are considerations for industrial uses in regards to the potential impact on adjacent property. In 2005 a Joint Committee of the Board of Health and Planning Commission began to meet regularly to discuss issues of common interest, including industrial uses which use and store hazardous materials . The Joint Committee developed specific recommendations in regards to the “Use and Storage of Hazardous Materials” and “Pipelines Carrying Hazardous Materials.”

Public Health & Industrial Use Principles

Prevention: *For newly developing areas, transitional uses (such as offices or commercial uses) should develop between industrial and residential uses. In redeveloping areas, lesser setbacks may be acceptable due to the existing conditions, as long as industrial zoning does not get closer to existing residences.*

Industrial zoning districts should be primarily for industrial uses.

Risk Reduction: *In areas where industrial and residential uses are already close, efforts should focus on changes in quantity and type of hazardous materials used and on increasing the distance between where hazardous materials are stored and residential districts.*

Notification: *Persons living in close proximity to businesses with hazardous materials should be notified of the hazards.*

Emergency Planning: *Businesses and government agencies should continue to work together on developing and updating Emergency Management Plans for dealing with accidents and emergencies.*

Joint Planning: *Continue joint planning and health efforts between the Board of Health and Planning Commission. The specific objectives and recommendations developed jointly by them should be further reviewed and implemented.”*

The Health Department is opposed to the change. It notes “the recommendations produced through the work of this joint committee are the result of many hours of discussion and deliberation balancing the protection of public health with local business interests.” (See October memo at the end of the report.)

Conclusion

The *Joint Committee of the Board of Health and Planning Commission* was a successful effort over the past two years. The Joint Committee met with pipeline industry representative and revised recommendations and strategies based on their input. Likewise, staff and members of the Joint Committee met with representatives of several local industries to discuss issues, including concerns industry representatives had about non-industrial uses locating in industrially zoned districts. Recommendations and strategies were revised and draft report was then sent to local groups such as the Lincoln Chamber of Commerce and Lincoln Independent Business Association for review. Staff offered to meet with LIBA on several occasions to discuss the proposal. Staff met with representatives of the Chamber of Commerce and had an initial meeting with Commercial Realtors.

The specific principles on page 40 are broad and merit retention. Reducing risks, notification of residents, and emergency management planning are all worthy goals. Finally, the type of joint planning between agencies such as the Board of Health and Planning Commission is a laudable effort and should be continued in the future.